

**IVINS CITY
PLANNING COMMISSION
MINUTES
August 16, 2016
435-628-0606**

1) WELCOME AND CALL TO ORDER

CHAIRMAN AND COMMISSIONERS: The meeting was called to order at 05:30 p.m. All present included Commissioner Adel Murphy, Commissioner Bryan Pack, Commissioner Mike Scott, Commissioner Lance Anderson, and Chairman Jeff Loris.

Staff Attending: Dale Coulam-City Manager/Attorney, Kevin Rudd-Building and Zoning Administrator, Sharon Allen-Deputy City Recorder.

Audience Attending: Claudette Larsen, Bob Nickerson, as well as others who did not sign in.

A. Acknowledgement of Quorum

B. Flag Salute--Commissioner Mike Scott

C. Invocation--Commissioner Bryan Pack

D. Disclosures--None.

2) REPORTS AND PRESENTATIONS-None

3) BUSINESS LICENSES -None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a proposed Zoning District Amendment from RE-12.5 (Residential Estates minimum lot size 12,500 sq ft) to RM-Townhouse (Multiple Residential Townhouses Only). Located on the southwest corner of 100 West Center Street. Episcopal Diocese of Utah-Owner. RDM Land and Development, LLC/Don Matthews-Applicant.

Kevin Rudd stated this property is just under 3 acres. The current zoning is RE-12.5 single family. The property did recently change their land use to High Density Residential. There are four zones which fit that land use, R-1-5, R-2-6, Multi-Family and the new Townhome zone. The Townhome zone is the one the applicant is requesting. Staff doesn't make recommendations on zone changes, but the applicant does have a right to one of those zones under High Density Residential. **Chairman Jeff Loris** opened public hearing. Hearing no comments, **Chairman Jeff Loris** closed the Public Hearing.

B. Discuss and consider a recommendation on a proposed Zoning District Amendment from RE-12.5 (Residential Estates minimum lot size 12,500 sq ft) to RM-Townhouse (Multiple Residential Townhouses Only). Located on the southwest corner of 100 West Center Street. Episcopal Diocese of Utah-Owner. RDM Land and Development, LLC/Don Matthews-Applicant.

Commissioner Mike Scott stated this is what we envisioned when we made the land use change. **Kevin Rudd** stated the City Council did approve this zone and made a couple of changes to the Planning Commission's recommendation. They went to a two-car garage. They recognize that it would reduce the density, so they suggested if the developer keeps the units in four unit pods, they can keep the 10-foot rear setback. The applicant showed the City Council what they proposed to do and it looked like a really nice project, but we do not base our decision on that. After City Council's decision, they will submit a Conditional Use Permit that will come

to this body, not City Council. **Commissioner Adel Murphy** stated that we envisioned townhomes there. **Commission Lance Anderson** stated that he likes the two car garage change. **MOTION: Commissioner Adel Murphy moved to approve recommendation on a proposed Zoning District Amendment from RE-12.5 (Residential Estates minimum lot size 12,500 sq ft) to RM-Townhouse (Multiple Residential Townhouses Only). Located on the southwest corner of 100 West Center Street. Episcopal Diocese of Utah-Owner. RDM Land and Development, LLC/Don Matthews-Applicant.**
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE
Chairman Jeff Loris	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Sentierre Padre Canyon Phase 1A Final Plat. Located at approximately 800 Tuacahn Drive. Padre Canyon Resort LC-Owner. Stan Layton-Applicant.

Kevin Rudd stated this is located on the south end of the Sentierre project. This has already received its Conditional Use Permit approval and that allows them to build the project. In order to sell lots they have to go through the subdivision process. Right now it is just these three lots at this time. Building the road will be in the construction of a different phase. This complies with the preliminary plan and is consistent with the Class V CUP that was approved. **Commissioner Lance Anderson** stated that the roads are smaller than normal. **Dale Coulam** stated they are private access drives. The main road and the entrance to the hotel meets public road width requirements. The rest are private access drives that have fire staging areas. **Kevin Rudd** stated these are similar to Coyote Gulch commercial. The homes are part of the resort so we look differently at commercial roads as part of a resort. It is not a residential subdivision. They comply with our ordinances. **Chairman Jeff Loris** stated he made any corrections directly with the engineer.

MOTION: Commissioner Bryan Pack moved to approve Sentierre Padre Canyon Phase 1A Final Plat. Located at approximately 800 Tuacahn Drive. Padre Canyon Resort LC-Owner. Stan Layton-Applicant.

SECOND: Commissioner Mike Scott

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE
Chairman Jeff Loris	AYE

B. Discuss and Review possible locations for High Density Zoning.

Kevin Rudd stated the City Council directed staff to look in the core township to look for multi-family development. With the Rocky Vista University coming we need some additional affordable housing here in the city. He identified all the vacant lots in the old township, basically the area of 200 West and 200 East. This area has the old township overlay on it. A copy of the

1 map showing the vacant parcels is available upon request from City Hall. He then went through
2 and briefly discussed each of the vacant parcels identified on the map. **Commissioner Lance**
3 **Anderson** stated that it is the setbacks and the road sizes that make infill development difficult in
4 the historic township. Hafens' has two one-acre alfalfa lots. The question is what is the minimum
5 size lot that the Planning Commission would consider? **Commissioner Mike Scott** inquired
6 what is the least impact on adjoining property owners? **Commissioner Lance Anderson** stated
7 look at the setbacks and road sizes and determine that. Does it meet fire code? Does it meet
8 drainage? What does the frontage and setbacks have to be? That will tell what size lot we need to
9 make it happen. **Kevin Rudd** stated that 20 foot is the minimum width for access per the fire
10 code. **Commissioner Lance Anderson** asked if 20 feet was a private drive or a shared
11 drive. **Kevin Rudd** stated it could be shared. He feels we are talking about two different things.
12 **Commissioner Lance Anderson** is talking about infill development to create some lots. That will
13 take some work. There is no one-size-fits-all. **Commissioner Adel Murphy** stated that nothing
14 is smaller than a half-acre on the lots that Kevin Rudd has just identified. **Kevin Rudd** stated one
15 is a third acre. **Chairman Jeff Loris** stated the further South we get the larger the parcels are for
16 possible subdivisions and in the old township we will get more infill. **Commissioner Mike**
17 **Scott** stated he would like to take one block and look at its uses and the adjoining lots; and try to
18 pencil out some preliminary concepts. **Kevin Rudd** stated that if we go from Center Street North
19 we have half acre parcels and one acre parcels. He suggested the Planning Commission get a feel
20 for the general area. **Commissioner Lance Anderson** stated we could google map it at the next
21 meeting as well. **Kevin Rudd** stated the Old township zone is for the most part 12,500 so pretty
22 much all single family zoning. One question is possibly making another duplex zone that
23 requires a two-car garage and it is a twin-home instead of a duplex. It could be a double garage
24 attached and design guidelines to go with it to fit into some of these lots. **Commissioner Lance**
25 **Anderson** stated the new townhome zone gives citizens comfort that they have garages. Now we
26 would have duplexes with garages to make people comfortable. **Commissioner Mike**
27 **Scott** stated he would like to pick one or two blocks and next meeting blow that section up for
28 those two blocks and take pictures of the immediate adjoining uses of those lots and their lot
29 sizes to determine what is the right size. **Commissioner Lance Anderson** stated we could get
30 with Kevin Rudd and Chuck Gillette and get the parameters for roads and
31 setbacks. **Commissioner Adel Murphy** suggested using pictometry. **Kevin Rudd** suggested we
32 start with the 200 West and 300 North block. He asked the Planning Commission if they want to
33 look at anything less than a half an acre. **Commissioner Lance Anderson** stated that it depends
34 on the access and the location. We could try it and see how it works.

C. [Discuss and consider approval of the Ivins City Planning Commission minutes for August 2, 2016.](#)

35 **MOTION: Commissioner Bryan Pack moved to approve the Ivins City Planning**
36 **Commission minutes for August 2, 2016.**

37 **SECOND: Commissioner Mike Scott**

38 **VOTE: The motion carried.**

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE
Chairman Jeff Loris	AYE

6) **REPORTS**

A. Planning Commission

B. Chairman

C. Building & Zoning Administrator, Kevin Rudd

D. City Attorney, Dale Coulam

Dale Coulam stated that they met with the owners of Sentierre today and one or two homes will be starting fairly quickly. We may see activity on the hotel at the beginning of the next year. We will see some construction on the houses in about a month. They are making progress and it was an encouraging meeting. **Commissioner Lance Anderson** inquired what happened at the City Council meeting regarding the RV Zone. **Dale Coulam** stated there is a Public Hearing on the Land Use and the zoning text at their next meeting. They have made a couple modifications from what the Planning Commission recommended. If it is approved, then the applicant would apply for a zone change.

E. Items to be placed on future agendas

7) ADJOURNMENT

MOTION: Commissioner Lance Anderson moved to approve ADJOURNMENT

SECOND: Commissioner Bryan Pack

VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	AYE
Chairman Jeff Loris	AYE